

DEED OF SALE BY PERSONAL REPRESENTATIVE
010477

THAT, ROGER VIENNEAU, of 885 rue Cartier, Beresford, NB, Canada E8K1S5 duly appointed and acting personal representative of the **ESTATE OF JEANNETTE MARIE VIENNEAU**, deceased, testate, as shown by the probate records of the County of Kennebec, Maine, and not having given notice to each person succeeding to an interest in the real estate described below at least ten (10) days prior to the sale, such notice not being required under the terms of decedent's Will, by the power conferred by the Probate Code, and every other power, for consideration paid, grants to **ROBERT J. MAGDA** and **MARY L. MAGDA**, of P. O. Box 100, North Vassalboro, Maine 04962, as **joint tenants**, a certain lot or parcel of land with the buildings thereon, situate in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

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PARCEL I:

Beginning at an iron pin in the northerly line of Bushey Lane, which pin is 19.5 feet, more or less, westerly of the southwest corner of land now or formerly of Arthur Matthieu, measured on said Bushey Lane; thence northerly 46.7 feet to an iron pin 1.25 feet westerly of the southwest corner of the brick foundation of the house situated on the lot hereby conveyed; thence northerly, deflecting slightly to the right, and in a line parallel with the said foundation 28.15 feet to an iron pin in the northerly line of the homestead lot now or formerly of Abraham Drouin; thence easterly about 24.6 feet to the easterly line of said homestead lot; thence southerly along the westerly line of land of said Arthur Matthieu to the northerly line of Bushey Lane about 74.5 feet to the southwest corner of said Matthieu land; thence westerly along the northerly line of said Bushey Lane about 19.5 feet to the point of beginning.

Also a right of way on foot and with teams and vehicles over a strip of land nine feet in width lying next westerly of the two above-mentioned lines which are 46.7 feet and 28.15 feet in length respectively, and extending from Bushey Lane to the northerly line of the premises hereby conveyed.

Wherever any eaves of roof projections occur, they are to remain as they now exist.

Being the same premises as described in a warranty deed from Peter Davis Couture and Mary Jane Couture to Jeannette-Marie T. Vienncau dated November 17, 1995 and recorded in Kennebec Registry of Deeds in Book 5020, Page 183.

PARCEL II:

Beginning at an iron pin set in the northerly line of Bushey Lane, which pin is nineteen and one-half (19.5) feet, more or less, westerly from the southwest corner of land now or formerly of Arthur Matthieu, measured on said line of Bushey Lane; thence running northerly forty-six and seven tenths (46.7) feet, more or less, to an iron pin one and twenty-five one hundredths (1.25) feet, more or less, westerly of the southwest corner of the brick foundation of the house on the certain lot of land conveyed to Phillip Drouin by deed of Abraham Drouin, dated May 8, 1923, recorded in the Kennebec Registry of Deeds, Book 606, Page 504; thence northerly, deflecting slightly to the right and running parallel with said brick foundation, a distance of twenty-eight and fifteen one hundredths (28.15) feet, more or less, to an iron pin in the northerly line of the homestead lot of said Abraham Drouin, which line is the southerly line of land now or formerly of Mrs. Daniel LaChance; thence westerly thirty-seven and four tenths (37.4) feet, more or less, along said northerly line of said Drouin homestead lot to Carey Lane; thence southerly along said Carey Lane seventy-four (74) feet, more or less,

2) Linda Gifford

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to the northerly line of Bushey Lane; thence easterly along the northerly line of Bushey Lane forty-two and five tenths (42.5) feet, more or less, to the point of beginning.

Excepting and reserving to the City of Waterville, its successors and assigns, an easement to run with the land to access and utilize the northerly twenty-eight (28) feet of the parcel for the purpose of plowing and storage of snow. No improvements may be made upon this easement which would, in any event, impede the right of way of the City of Waterville, including, but not limited to, paving or other improvements.

Excepting and reserving to the City of Waterville, its successors and assigns, an easement to run with the land fifteen feet (15) from the center line of any road abutting this parcel for the purposes of plowing and storage of snow. No improvements may be made upon this easement which would, in any way, impede the right of way of the City of Waterville, including, but not limited to, the planting of trees, shrubs, other plantings, fences, or buildings.

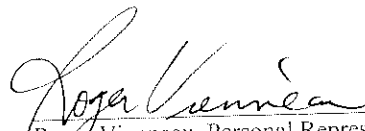
Being the same premises as described in a quitclaim deed without covenant from the City of Waterville to Jeannette Vienneau dated October 5, 2000 and recorded in Kennebec Registry of Deeds in Book 6317, Page 216.

The said Jeannette Marie Vienneau died testate July 4, 2002 and her estate is duly probated in Kennebec Probate Court, Docket No. 2003-55.

WITNESS, my hand and seal this 26th day of March, 2003.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

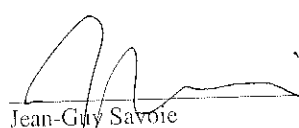
WITNESS

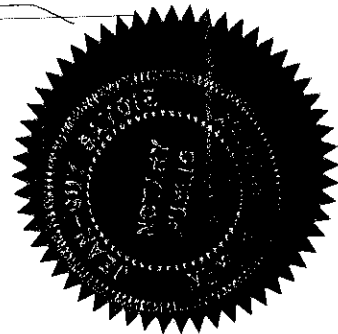

Roger Vienneau, Personal Representative
of the Estate of Jeannette Marie Vienneau

Canada
Province of New Brunswick
City of Bathurst

March 26th, 2003

Then personally appeared the above-named Roger Vienneau, as Personal Representative of the Estate of Jeannette Marie Vienneau, and acknowledged the foregoing instrument to be his free act and deed.


Jean-Guy Savois
Lawyer/Notary Public



RECEIVED KENNEBEC SS.

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ATTEST: 
NOTARY PUBLIC

CMT-15811